

029.A

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

651,300 /

651,300

651,300 /

651,300

651,300 /

651,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HARLOW ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: JOHNSON BRUCE KIMBALL		
Owner 2:		
Owner 3:		
Street 1: 30 HARLOW STREET UNIT 1		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: PEPPLE JOHN R -	
Owner 2: -	

Street 1: 30 HARLOW STREET UNIT 1	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Asbestos Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7621										G6	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	648,500	2,800		651,300		260774
							GIS Ref
							GIS Ref
							Insp Date
							05/23/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	19802
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:45:36
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	639,200	2800	.		642,000	642,000	Year End Roll	12/18/2019
2019	102	FV	627,100	2800	.		629,900	629,900	Year End Roll	1/3/2019
2018	102	FV	556,600	2800	.		559,400	559,400	Year End Roll	12/20/2017
2017	102	FV	508,900	2800	.		511,700	511,700	Year End Roll	1/3/2017
2016	102	FV	462,600	2800	.		465,400	465,400	Year End	1/4/2016
2015	102	FV	421,700	2800	.		424,500	424,500	Year End Roll	12/11/2014
2014	102	FV	384,400	2800	.		387,200	387,200	Year End Roll	12/16/2013
2013	102	FV	384,400	2800	.		387,200	387,200		12/13/2012

Parcel ID 029.A-0002-0001.0

!14985!

PRINT

Date	Time
12/11/20	04:45:36
LAST REV	
Date	Time
05/23/18	15:43:00

danam

14985
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEPPLE JOHN R,	64795-105		1/14/2015		561,333	No	No		
PEPPLE JOHN R/E	54357-81		3/2/2010	Estate/Div		1	No	No	
PEPPLE JOHN R/E	43507-365		8/12/2004	Family		No	No	MASTER DEED	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2014	636	Redo Kit						

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
6/26/2014	Info Fm Prmt	PC	PHIL C
5/12/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 1263				
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good															
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good															
Foundation: 3 - BrickorStone				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 5 - Asbestos				A HBth:	Rating:															
Sec Wall:	%			OthrFix:	Rating:															
Roof Struct: 1 - Gable																				
Roof Cover: 1 - Asphalt Shgl																				
Color: RED/GREY																				
View / Desir:																				
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID												
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1										
Year Blt: 1920	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O											
Alt LUC:	Alt %:			Frpl:	Rating:			Other												
Jurisdct: G15	Fact: .			WSFlue:	Rating:			Upper												
Const Mod:								Lvl 2												
Lump Sum Adj:								Lvl 1												
								Lower												
								Totals	RMs: 7	BRs: 3	Baths: 1	HB								
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Location:				Exterior:												
Prim Int Wall: 2 - Plaster				Total Units:				Interior:												
Sec Int Wall:	%			Floor: M - Multi-Level				Additions:												
Partition: T - Typical				% Own: 40.00000000				Kitchen:												
Prim Floors: 3 - Hardwood				Name:				Baths:												
Sec Floors:	%							Plumbing:												
Bsmnt Flr: 12 - Concrete								Electric:												
Subfloor:								Heating:												
Bsmnt Gar:								General:												
Electric: 3 - Typical																				
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 2 - Gas																				
Heat Type: 3 - Forced H/W																				
# Heat Sys: 1																				
% Heated: 100	% AC:																			
Solar HW: NO	Central Vac: NO																			
% Com Wall	% Sprinkled:																			
MOBILE HOME				SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	More: N		
3	Garage	D	Y	1	10X10	A	GD	1920		40.00	T	30	102			2,800			Total Yard Items: 2,800	
																		Total Special Features: 2,800		
																		Total: 2,800		